



# Detached Villa for sale in San Roque, San Roque

2,750,000 €

Reference: R4158832 Bedrooms: 7 Plot Size: 3,628m<sup>2</sup> Build Size: 856m<sup>2</sup> Terrace: 166m<sup>2</sup>





## Costa de la Luz, San Roque

Stunning villa located in the prestigious San Roque Club urbanisation with 24-hour security. Located on the tenth hole of the "Old Course", this property offers beautiful views to the East over the "New Course" and towards the sea, as well as the mountains of Sierra Bermeja in the north-east. Built in 1999 but completely upgraded in 2005, the villa now has 7 bedrooms, 5 bathrooms and a downstairs WC. Recently installed solar panels give the villa an excellent Energy Certificate rating of A, ensuring high energy efficiency, year-round comfort and significant savings on energy costs.

The beautiful entrance hall leads to a large sunken formal lounge boasting a large fireplace and multiple seating areas. This large living room leads onto the enclosed terrace which has more comfortable seating and a large dining area. Fitted with glass curtains, this is a perfect area for dining outside in both warm and cooler seasons. One of the many high-end features is the swimming pool complex with cascading falls and a hot tub jacuzzi.

The formal living room also has a "hidden door" which leads to 2 downstairs guest bedrooms and a shared bathroom. The kitchen features a rustic style with granite worktops, American-style fridge/freezer, newly fitted appliances and an island countertop with adjoining kitchen table. Off the kitchen is a formal dining room which leads to the large enclosed terrace/conservatory. In addition, further down the hall is the separate smaller family room which makes for a more cosy environment but still offers multiple seating areas. This villa has a lot to offer and is perfect for families and hosting guests.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Barbeque  
Jacuzzi

### Views

Sea  
Mountain  
Golf

### Pool

Private

### Garden

Private

### Utilities

Electricity  
Telephone  
Gas

### CO2 Emission Rating

A

### Orientation

North  
East  
South  
West

### Setting

Frontline Golf

### Furniture

Optional

### Security

24 Hour Security  
Electric Blinds  
Safe

### Category

Investment  
Resale  
Luxury  
Golf

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage  
More Than One

### Energy Rating

A